

**ORDINANCE NO. 20110825-105**

**AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 2400-2700 EAST PARMER LANE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Pioneer Crossing planned unit development is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane and Dessau Road and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No. 20050512-058, which increased the development area by approximately 138 acres.

**PART 2.** Pioneer Crossing planned unit development was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No. 20050512-058, Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance No. 20090115-096, and Ordinance No. 20110609-050.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development described in Zoning Case No. C814-96-0003.10 on file at the Planning and Development Review Department, as follows:

Parcel No. E-4A: A 10.00 acre (435,604 square feet) tract of land, more or less, out of the Samuel Cushing Survey No. 70, Abstract No. 164, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at 2400-2700 East Parmer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 4.** This ordinance and the attached Exhibits A and B are the amended land use plan for the Pioneer Crossing planned unit development (the "PUD") and amends the Original Ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit "B" (the

“Land Use Plan”). If this ordinance and the attached exhibits conflict, this ordinance controls.

**PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit B of the Original Ordinance (No. 970410-I) is amended as shown on Exhibit B of this ordinance. The attached exhibits are as follows:

- Exhibit A: Property description and zoning map
- Exhibit B: Amended Land Use Plan (2 pages)

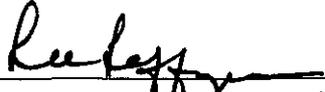
**PART 6.** The PUD Land Use Plan under the Original Ordinance, as amended, is modified and amended as to Parcel E-4A, as follows:

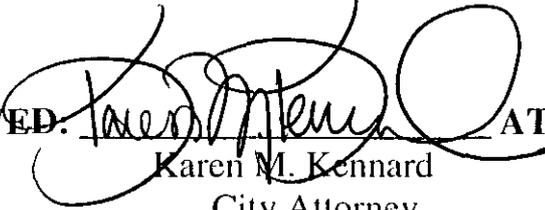
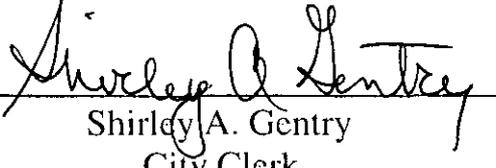
- A. Parcel E-4 is divided to create two new tracts: Parcel E-4 and parcel E-4A.
- B. The site development standards, land use designations, and base district for Parcel E-4 remain the same.
- C. Except as shown in Section D of this Part 6, development of Parcel E-4A is subject to the land use designation and site development standards under limited industrial service (LI) zoning district.
- D. The maximum height of a structure other than a building on Parcel E-4A is 150 feet from ground level.
- E. Basic industry use is a permitted use of Parcel E-4A.
- F. Exhibit C (*Site Development Criteria and Land Use Summary*) and Exhibit D (*Permitted Uses Table*) on the attached Exhibit B-Amended Land Use Plan are modified to reflect these changes for Parcel E-4A.

**PART 7.** Except as otherwise specifically provided for in this ordinance, the terms and conditions of Ordinance No. 970410-I, as amended, remain in effect.

**PART 8.** This ordinance takes effect on September 5, 2011.

**PASSED AND APPROVED**

August 25, 2011      §  
   §  
   §        
Lee Leffingwell  
Mayor

**APPROVED:**  **ATTEST:**   
Karen M. Kennard      Shirley A. Gentry  
City Attorney      City Clerk

# EXHIBIT A

## Metes and Bounds Description

10.00 Acres

### Samuel Cushing Survey Number 70, Abstract 164 Travis County, Texas

BEING a tract containing 30.791 acres of land situated in the Samuel Cushing Survey, Number 70, Abstract 164, of Travis County, Texas and being a portion of the land described as Tract 3 in a deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 10.00 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, and based on NAD83 Datum converted to US Survey Feet and reduced to surface values by a combined factor of 1.0001.

**BEGINNING** at a 1/2-inch iron rod found (N= 10,114,082.51; E= 3,146,379.40) in the southerly right-of-way line of Yager Lane (width varies) as occupied and monumented. Said point being the northwest corner of said Tract 3 and being the northeast corner of a 5.00 acre conveyed to the City of Austin in a deed dated June 13, 2005 and recorded under Document No. 2005104297 in the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) and marking the northwest corner of the herein described tract;

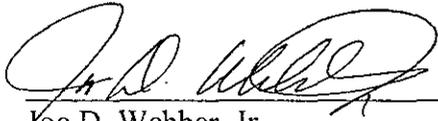
THENCE, South 61°42'58" East, a distance of 686.01 feet along the southerly right-of-way line of Yager Lane to 1/2-inch iron rod with plastic cap stamped "AECOM" marking the northeast corner of the herein described tract;

THENCE, South 28°17'02" West, a distance of 678.80 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" marking the southeast corner of the herein described tract. Said point also being located in the north right-of-way line of Parmer Lane (200' wide) and being in the arc of a non-tangent curve to the right;

THENCE, 218.50 feet along the arc of said curve and north right-of-way line of Parmer Lane to the right, with a Radius of 1,809.86 feet, a Delta Angle of 6°55'02" and a Chord Bearing and Distance of North 52°11'01" West, 218.37 feet to a TxDot type II monument found;

THENCE, North 48°43'30" West, a distance of 544.22 feet continuing along said north right-of-way line of Parmer Lane to a 1/2-inch iron rod found marking the southwest corner of the herein described tract, same being the southeast corner of the aforementioned 5.00 acre City of Austin tract;

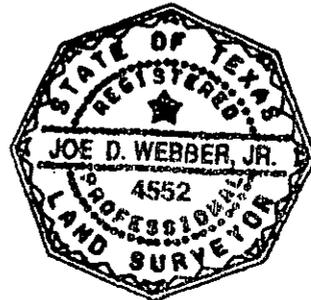
THENCE, North 34°49'21" East, a distance of 523.70 feet along the common boundary of said 5.00 acre City of Austin tract and aforementioned Tract 3 to the **POINT OF BEGINNING** containing a computed area of 10.00 acres (435,604 square feet) of land, more or less.



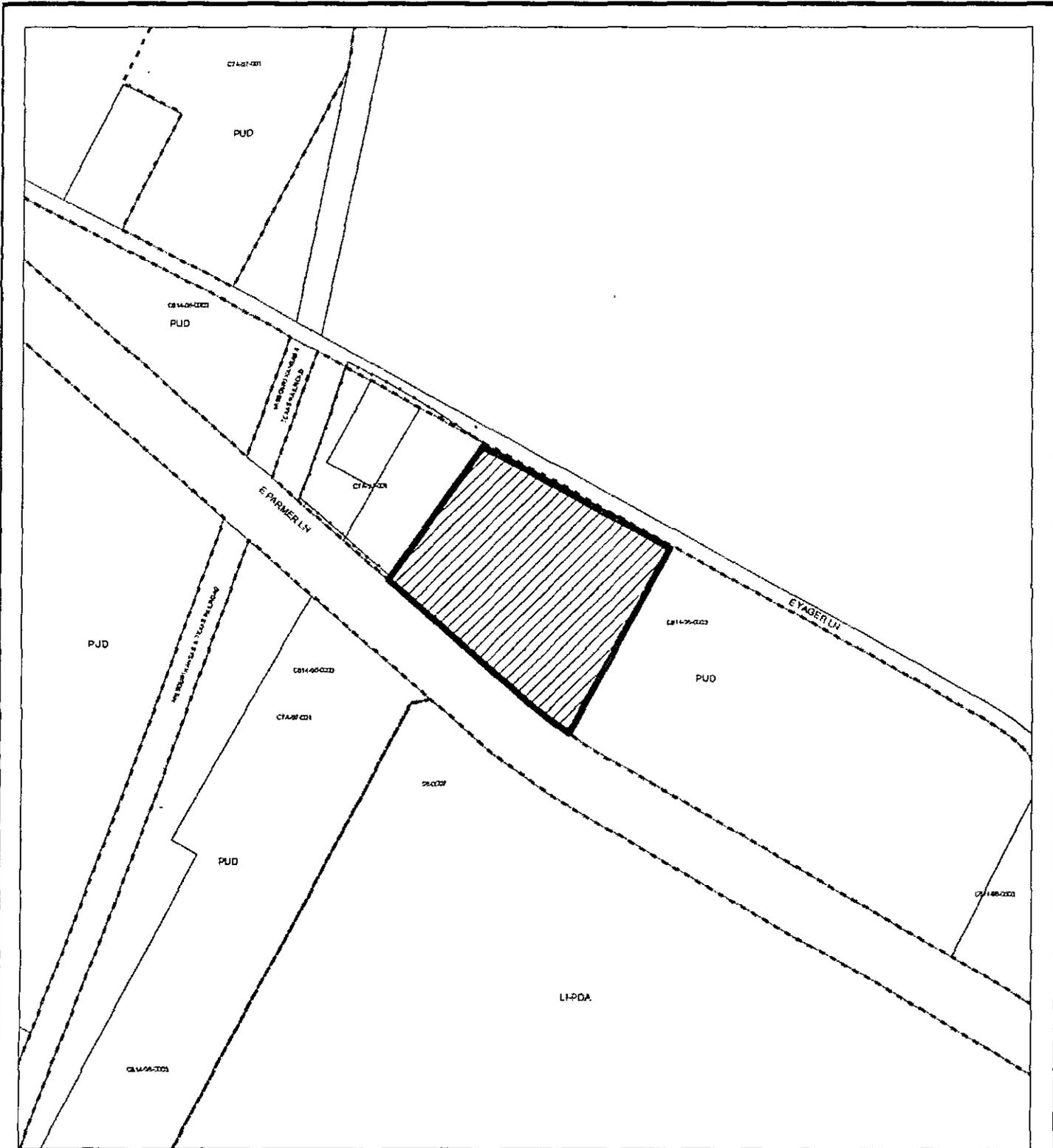
Joe D. Webber, Jr.  
Registered Professional Land Surveyor  
Registration Number 4552

Date: 5-16-11

Prepared by:  
AECOM Technical Services  
400 West 15<sup>th</sup>, Suite 500  
Austin, TX 78701  
Job No. 60197027.11







**ZONING**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C814-96-0003.10  
 LOCATION: 2400-2700 PARMER LN  
 SUBJECT AREA: 10 ACRES  
 GRID: P32  
 MANAGER: JOI HARDEN



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



